



City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION

Project Description Form

Application and supporting materials must be submitted by May 1, 2014

Project Title: Dane Street Beach/Lyons Park Bathhouse
Project Location/Address: 93 Lothrop Street, Beverly, MA 01915
Date: April 28, 2014

Name of Applicant: Mayor Michael P. Cahill
Organization: City of Beverly
Contact Person: Bruce Doig, Beverly Recreation Dept.
Mailing Address: 55 Ober Street
Telephone #: (978) 921-6067
Fax#: (978) 927-1386
Email Address: bdoig@beverlyma.gov

If Different From the Applicant:
Name of Owner: City of Beverly
Mailing Address: 191 Cabot Street
Telephone #: (978) 921-6000
Fax#: (978)
Email Address: mayorcahill@beverlyma.gov

- CPA Funding Requested: \$50,000 Total Project Cost: \$100,000
- Please circle all CPA Categories to which this project applies (more than one may apply):

Open Space

Community Housing

Historic Preservation

Recreation

PLEASE ATTACH THE FOLLOWING SUPPORTING INFORMATION AND DOCUMENTATION:

Please type all responses and indicate item number

1. **Applicant/Organization Background:** Please provide a brief description of your or the organization's profile and project history. Explain your ability and capacity to undertake and successfully execute the project.
2. **Project Narrative:** Please provide a thorough description of the project and goals it will achieve. In addition, please address the following items in your narrative, which should not exceed 5 typed pages:
 - a. **Community Need:** Describe what community preservation need this project serves and how the project meets the General and Category Specific Evaluation Criteria as established by the CPC. Please address specific CPC criteria and the definitions listed on the Allowable Uses Chart when answering this question.

- b. **Feasibility:** List and explain all further actions or steps that will be required for completion of the project (i.e. 21E environmental assessments; zoning, planning board, conservation commission permits and approvals; easements or restrictions; subordination agreements etc...).
 - c. **Maintenance & Long Term Preservation:** If on-going maintenance and upkeep is required, please describe how this will be accomplished. Explain specific guarantees that will assure long-term preservation of the project.
 - d. **Maps & Visual Materials:** Please include plans, maps and other visual aids to help describe the project (i.e. USGS topographic map, assessors map, GIS/aerial photo maps, photographs, renderings or design plans etc...).
3. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Attach supporting documentation as appropriate.
4. **Project Schedule:** Please fill out the attached Project Schedule Form. Explain each step of the project, time to accomplish the various steps, milestones and project completion date.
5. If applicable and appropriate, additional information or supporting documentation should also be attached, including but not limited to:
- a. Natural resource features
 - b. Proof of site control, or plan to obtain control such as Purchase and Sale Agreement, option or deed
 - c. For historic properties or artifacts, a Determination of Historic Significance by the Beverly Historic District Commission
 - d. Historic structure report or existing conditions report
 - e. Letters of support sufficient to document clear endorsement by community members and groups, and where appropriate, by municipal boards, committees, commissions and departments
 - f. Letters from project partners and/or other funding sources
 - g. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
 - h. Any other information useful to the Committee in considering the project

I certify, under the pains and penalties of perjury, that the information set forth in this application is true and complete to the best of my knowledge.

Applicant's Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____
(If Different From Applicant)

**SUPPORTING INFORMATION AND DOCUMENTATION FOR
COMMUNITY PRESERVATION COMMITTEE
Dane Street Beach/Lyons Park Bathhouse – Beverly Recreation Department**

1. Applicant/Organization Background:

The Beverly Recreation Department is responsible for providing a diverse range of recreational opportunities to the residents of Beverly as well as many non-residents. We are dedicated to providing active and passive recreation through the use and enjoyment of the city's extensive natural land, parks and coastal resources. We develop, promote and oversee year-round programs and activities to stimulate good health, lifelong learning and a sense of community among our citizens and nonresident visitors. Beverly Recreation is dedicated to meeting the diverse needs of all ages of its residents, including the preservation and maintenance of open space.

The Beverly Recreation Department has been involved in many projects over the past 15 years, including the ongoing renovation of the Carriage House at Lynch Park, creation of the Paddles' Park Dog Park, reconstruction of the bathhouse at Obear Park, numerous field renovations and playground construction projects throughout Beverly. By working with the Department of Public Services, private vendors and contractors and City Hall, we have been able to complete many projects in a timely manner and within budget.

This project has the full support of Mayor Cahill's office, the Beverly Parks & Recreation Commission and many other city officials and citizens of Beverly.

2. Project Narrative:

This project involves the full renovation of the public bathhouse at Dane Street Beach/Lyons Park, 93 Lothrop Street, Beverly, MA. The existing bathhouse is approximately 62' x 29' (1800 square feet) and is constructed with concrete blocks and a metal roof.

Lyons Park is the second largest park in Beverly and serves a very large group of citizens and non-residents year round. Dane Street Beach within the park is the largest public beach in Beverly. This beach is one of the most popular beach destinations for families in the area because there is no charge to park and the bathroom facilities are available

The bathrooms at Dane Street Beach are open from June to August while the beach is staffed with lifeguards. Improving the building and adding food service to the park will allow the building to be staffed for a longer period of time, which will better serve the thousands of families and individuals who use the park year round.

The existing bathhouse exterior and roof was renovated about 15 years ago and a unisex HP bathroom was installed at that time. However, the men's bathroom and the women's bathroom were not renovated at that time and still have very old fixtures. Many of the stalls in the women's bathroom are broken and some of the toilets do not work. There are four stalls in the women's room and 2 stalls and 2 urinals in the men's room.

In addition, there were indoor showers in both bathrooms but due to leaks in the plumbing, these showers were shut down and one outdoor shower was installed. The handle on the outdoor shower breaks frequently and is unusable. Since the plumbing for the indoor showers is behind concrete walls, it is very difficult to repair when

necessary. Recently, several leaks have developed in these areas and water has seeped through the walls and puddles on the floor in the common area of the building, close to the front entrance. This makes the building very damp and gives a terrible first impression as people enter the building. Most people think that the water is from leaking toilets and have complained that there is sewerage on the floors. The water does present a challenge to keeping the facility clean and concerns many users of the beach and bathhouse.

The project includes demolition of the existing indoor facilities and walls and redesigning the interior to be 100% ADA compliant, including new bathrooms, storage space, office space for lifeguards and rangers as well as the food service area.

Since the food service area of the building does not qualify for funding under the CPA laws, the David S. Lynch Trustees will fund the creation of this space as well as a portion of the other spaces in the building. Preliminary designs for this building show a bathroom area approximately 24' x 29', a food service area approximately 20' x 29' (580 square feet) and a common area with storage and an office approximately 18' x 29'. With this type of configuration, the food service area will utilize 32% of the building space and the other areas will utilize 68% of the building (baths – 39%; storage/office – 29%).

The new bathroom areas will be completely redesigned and will include 3 stalls in the women's room, 2 stalls and a urinal in the men's room and a family changing area. All of these areas will be completely ADA compliant and will provide adequate service for all users of the park and beach.

The food service area will just be built with 3-bay sink, hand sink, utility sink and counters for service. The vendor responsible for the food service will furnish all equipment and special requirements for the building. This vendor will be determined by the municipal bidding process.

The storage areas will provide storage for bathroom supplies, cleaning supplies and lifeguard equipment. The office space will provide a shaded area for lifeguards to take breaks and a location to administer first aid or relief from the heat for any users of the park and beach requiring such attention.

The new restroom building will provide adequate bathroom facilities for people of all abilities. All walls and floors in the new building will be sealed with waterproof paint that will keep the bathrooms clean and make the maintenance of the building easier in the future. The bathrooms will be ADA compliant and will provide a much better experience for all users of Dane Street Beach and Lyons Park. Since many users come from outside of Beverly, this new building will present a much nicer image of the City of Beverly while families and groups are enjoying the park and beach.

2.a. Community Need:

Because Dane Street Beach and Lyons Park are so heavily used, especially during the warmer months, the new bathhouse in the park is needed to provide adequate bathroom facilities that meet all ADA requirements. The existing bathrooms are inadequate, difficult to keep clean and not ADA compliant.

This project will greatly enhance the park and beach experience for citizens of Beverly and many non-residents and families. Many large groups and families from around the area come to Dane Street Beach for field trips and picnics every summer and will benefit from these new facilities.

This project meets several General Evaluation Criteria including leveraging additional funds by allowing us to receive funds from the David S. Lynch Trustees to cover a major portion of the cost of the new restroom building. The Lynch Trustees have agreed to commit up to \$50,000 towards this new building. Additional CPA funding will allow us to install restrooms with similar capacity, including family changing areas, which will enhance the level of service we currently provide to our visitors. The additional funding from the Lynch Trustees will also allow us to provide the food service area, which has been suggested by many previous users and several city officials.

The benefit to the community will be significant since thousands of park visitors each year will be able to use restrooms that are more sanitary and accessible as well as have access to food and beverages while at the beach and park.

Several municipal boards and departments have endorsed this project. In addition, there is broad support for this project throughout the community. Several complaints regarding the bathrooms have been received in recent years and many people have contacted public officials about improving these facilities.

Several evaluation criteria for Recreation are met by this project by expanding universal access to recreational opportunities by allowing more people to take advantage of programs and activities at Dane Street Beach and Lyons Park knowing that they will have the convenience of clean, ADA compliant restroom facilities. A significant number of residents will be served via this new building. This project would definitely meet a recreational need not adequately met at this time at the beach and park. Creating ADA compliant bathrooms, family changing areas and improved outdoor showers will greatly enhance the experience for families and individuals using this area.

2.b. Feasibility:

This project is highly feasible and can be completed easily using Department of Public Services resources to demolish the existing interior and construct the new building interior. Some resources from Essex Technical High School (formerly North Shore Technical High School) may also be used to complete these renovations. This project can be completed on time in the spring of 2015 and be ready for use in the summer of 2015. There are no site issues that would prevent this building from being renovated and no special permits or approvals are required other than a City of Beverly building permit. Public feedback will be sought for design of the building interior.

2.c. Maintenance & Long Term Preservation:

The Recreation Department will be planning and budgeting for ongoing maintenance, cleaning and upkeep of this building to keep it in excellent condition for many years. The design and construction of the building will help make the cleaning and maintenance much easier than with the current building. A maintenance budget will be developed for the building and the Recreation Department will work with the Department of Public Services to ensure the upkeep of the building meets all of the needs for public access and operation of the facilities.

Ongoing maintenance of the building will include regular cleaning and painting as needed, plumbing and electrical repairs and upgrades as needed. Recreation Department staff, Department of Public Services Maintenance staff and private contractors and vendors will complete ongoing maintenance of this building.

2.d. Maps & Visual Materials: *Please see attached sample restroom building plan.*

3. Budget: *Please see the attached Project Budget Form.*

4. Project Schedule: *Please see the attached Project Schedule Form.*

5. Additional Information:



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2014 CPA PROJECT FUNDING APPLICATION

Project Budget Form

- Project Title: **Dane Street Bathhouse**
- Applicant Contact Information:
Contact Person: **Bruce Doig**
Organization: **Beverly Recreation Department**

SOURCES OF FUNDING		
Source	Amount	Percentage of Total Budget
Community Preservation Act Fund	\$50,000	50%
David S. Lynch Trustees	\$50,000	50%
Total Project Funding	\$100,000	

ITEMIZED PROJECT EXPENSES		
Expense	Amount	To Be Funded by CPA? Y/N *Please refer to DOR's Allowable Uses Chart
Demolition of existing interior	\$10,000	No
Design of new interior	\$5,000	No
Construction of new bathrooms and office/storage spaces	\$60,000	Yes (Partial)
Construction of food service area	\$25,000	No
Total Project Expenses	\$100,000	

*If the project is a community housing project, please submit a development budget and a sources and uses budget. Also, home ownership projects shall include an affordability analysis, and housing rental projects shall include a five-year operating budget.

Please feel free to photocopy or recreate this form if more room is needed.



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Project Schedule Form

- Project Title: **Dane Street Beach/Lyons Park Bathhouse**
- Applicant Contact Information:
Contact Person: **Bruce Doig**
Organization: **Beverly Recreation Department**

Please provide a project timeline below and describe the various activities, noting all project milestones.

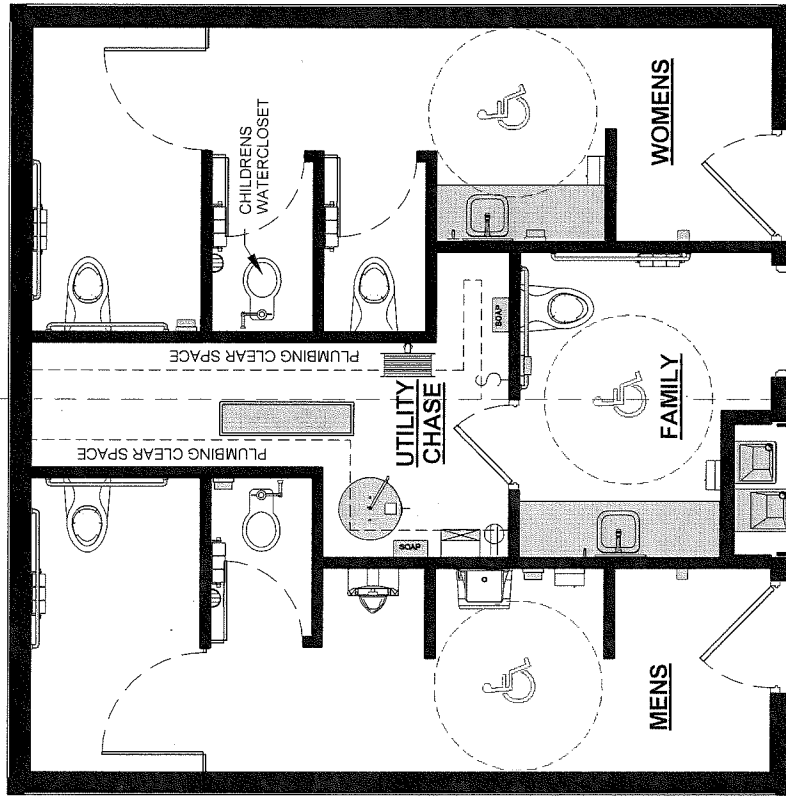
	Estimated Date	Activity
Project Start	January 2014	Begin discussions with Mayor Cahill to move ahead with project to renovate bathhouse at Dane Street Beach
	April 2014	Meetings with Mayor Cahill and Department of Public Services to discuss costs and schedule for project
Project Milestone	April 10, 2014	Meeting with David S. Lynch Trustees to discuss funding of renovations at Dane Street bathhouse
50% Completion	September 2014	Complete design of new bathhouse interior, including restrooms, storage/office space and food service area
Project Milestone	November 2014	Begin interior demolition of existing bathhouse
	December 2014	Begin construction of new bathhouse interior
Project Completion	May 31, 2015	Complete construction of bathhouse interior for start of 2015 summer season

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

Please feel free to photocopy or recreate this form if more room is needed.

24' - 0" ROOF

23' - 4" SLAB



SAMPLE
LAYOUT OF
NEW BATHROOMS
@ DAVE STRICK
BGA

1 FLOOR PLAN
3/16" = 1'-0"

REVISION BY: MAJ REVISION DATE: 04/25/12 REVISION # 3

DATE: 10/17/11 DRAWN BY: PEF
PROJECT #: 8559 MAXIMUM PERSON AN HOUR:

315 M

BUILDING TYPE: RESTROOM BUILDING

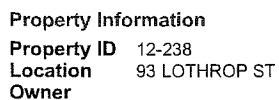
PROJECT: RITCHEY WOODS FISHERS, IN

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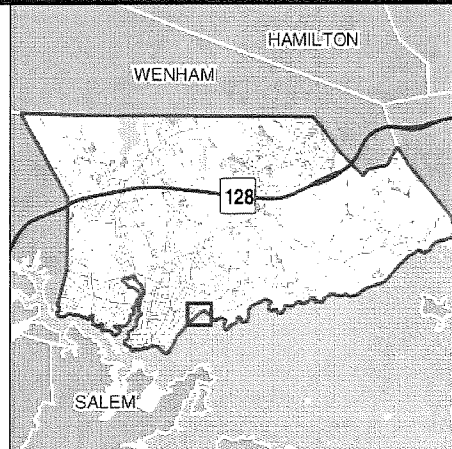
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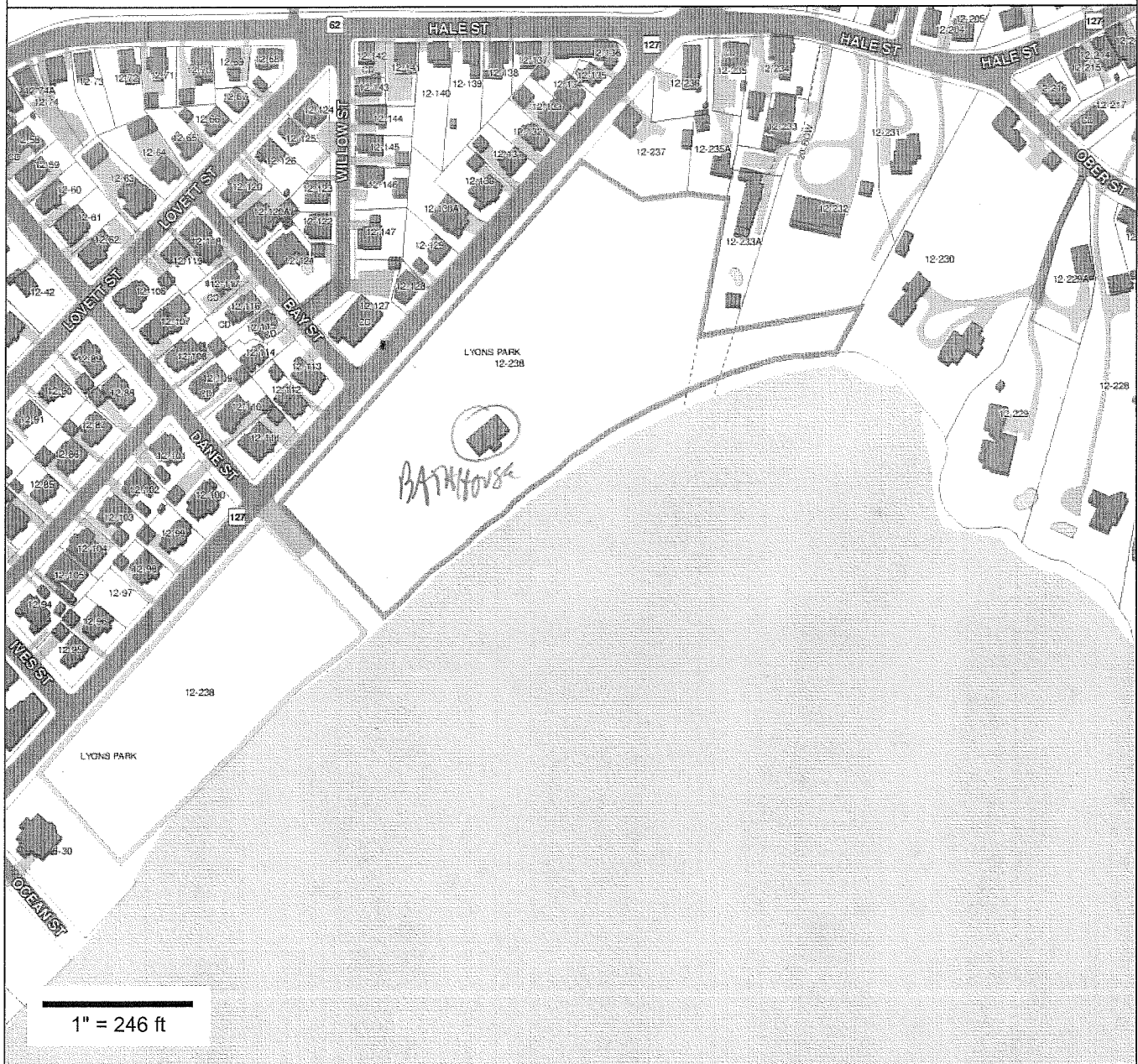


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated February 7, 2014



**Property Information**

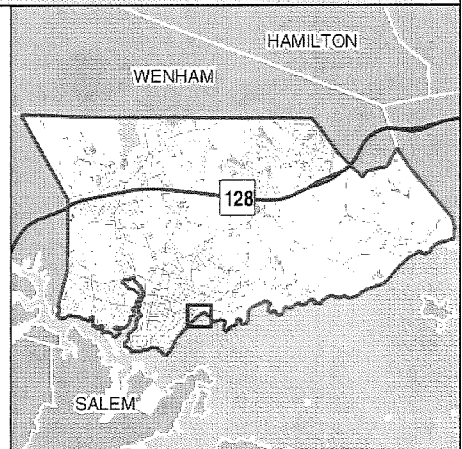
Property ID 12-238
Location 93 LOTHROP ST
Owner



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Parcels updated February 7, 2014



RE Dane's Beach

From: geto@comcast.net [mailto:geto@comcast.net]
Sent: Tuesday, July 03, 2012 6:48 PM
To: mayor@beverlyma.gov
Cc: bdoig@beverlyma.gov; sfrederickson@beverlyma.gov; mcollins@beverlyma.gov; bburke@beverlyma.gov
Subject: Dane's Beach

Hello Mr. Mayor,

Have you ever gone to Dane's beach to enjoy our gorgeous waterfront?

Today my family and I met friends from Salem at Dane's beach and I must say we were horrified by the "3rd world" conditions of the public bathrooms and broken outdoor shower at the one of the only two waterfront facilities of Beverly.

How can this be possible?

Beverly should really compete with Salem and Manchester -by- the sea when it comes to attracting tourists and visitors from Massachusetts and other states but are those bathrooms what we have to offer to our guests?

If the Officials of the City of Beverly think they can't find \$1000 to fix those bathrooms, that one miserable shower and hire a student to keep them clean, we really should talk because I think I can help you find a professional who would love to donate the work in exchange of advertising.

Let's take some pride in our gorgeous City of Beverly, and even if you all don't want/let the Black Cow (or any other restaurant) open access to our fantastic waterfront and bring some opulence to our city, (shame on you for denying our citizens viable job opportunities) at least let's make Dane's beach public restrooms part of the United States of America.

Another idea would be to put the disgusting little place up for sale to a private who could open a decent cafe with clean bathrooms, outdoor showers, refreshments and put Dane's beach on the map ...it would only benefit to our city.

If there is anything at all a mom of two can do to help this cause please let me know as I'd love to be part of improving our city to better represent us.

Sincerely,

Germana O'Brien

978- 471-9222



CITY of BEVERLY
PARKS & RECREATION COMMISSION

*55 Ober Street
David S. Lynch Park
Beverly, Massachusetts 01915
Phone (978) 921-6067
Fax (978) 927-1386*

Mayor

Michael P. Cahill

Director

Bruce M. Doig

Chairman

Mark Casey

Members:

William Lowd, John Aucone

Henry Pizzo, Tracey Geary

Ezra Holland, Jan Jefgood

Nancy Marino, Dorothy Bolas

Ms. Wendy Pearl
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915

Dear Ms. Pearl:

The Beverly Parks & Recreation Commission has been discussing potential projects for Community Preservation Act funding since Beverly citizens voted to approve this funding source. We have discussed many projects and have recently prioritized the list of projects to be submitted for CPA funding. This prioritized list of projects includes:

- City purchase of Camp Paradise (currently owned by the Girls Scouts of Eastern Massachusetts)
- Replacement of the restrooms at Lynch Park
- Renovation of the Dane Street bathhouse to include new bathrooms, storage space and food service area
- Creation of a new playground structure and spray park at Lynch Park

We feel that all of these projects will greatly enhance the recreational opportunities available at these locations for thousands of Beverly citizens and non-residents. These projects will improve the accessibility to all of these resources for users of all ages and abilities.

We strongly support all of these projects and look forward to working with the Recreation Department and the City of Beverly to complete all of these projects. Thank you very much for your consideration of these projects for CPA funding. Your hard work is greatly appreciated.

Sincerely,

Mark Casey
Chairman